

ASSIGNEE'S SALE

Under and by virtue of the power of sale contained in a certain mortgage dated October 27, 1971 and recorded in Liber 861, folio 642, one of the land records of Frederick County, from Clarence A. Welty, Sr. and Mamie M. Welty, said mortgage having been duly assigned to the undersigned for the purpose of foreclosure, default having occurred therein and continuing, the undersigned, as assignee of said mortgage, will offer for sale at public auction at the Court House Door in Frederick City, Frederick County, Maryland, on:

THURSDAY, AUGUST 15, 1974

AT 11:30 A.M. D.S.T.

all the following described property:

PARCEL 1: All that lot and part of a lot of ground situate, lying and being on the west side of Motter Avenue, in Frederick City, Frederick County, State of Maryland, fronting fifty-two (52) feet on said Motter Avenue, and running back for depth of one hundred and thirty-seven and eight-tenths (137.8) feet to a twenty foot alley, the use of which said alley the grantees herein are entitled together with the other abutting owners thereon; said real estate herein conveyed being fifty-two and ninety-five one hundredths (52.95) feet wide in the rear thereof, and being all of lot No. 4 and the southern half of lot No. 5, as shown and indicated on the Revised Plat made by Emory C. Crum, Civil Engineer, for the said Alice H. Nallin and Ella K. Cramer, recorded in Plat Book E.G.H. No. 2, folio 28, one of the Land Records of Frederick County, Maryland.

The southern half of lot No. 5 hereinabove referred to being improved with a two story brick dwelling house, which is subject to all the rights, easements, privileges and limitations as provided by the laws of the State of Maryland relative to joint party walls.

The expense of maintaining the joint well on the dividing line of the southern half of lot No. 5 and the northern half of said lot is to be borne equally by the owners of the said southern half and the said northern half of said lot.

BEING all and the same real estate conveyed unto Clarence A. Welty, Sr. by deed from W. Albert Harris, dated October 27, 1971, and recorded in Liber 862, folio 166, one of the Land Records of Frederick County, Maryland.

TOGETHER with the improvements thereon and all rights, ways, easements and appurtenances thereunto belonging or in anywise appertaining.

This property is improved with a two-story brick dwelling having six rooms and bath, cement basement floor, oil-fired hot air heating system and known as No. 819 Motter Avenue.

PARCEL 2. All that lot or parcel of mountain land situate, lying and being in Lewistown Election District, Frederick County, Maryland, known as Lot No. 3 of the Whitmore Woodlots, containing 5-1/2 acres of land, more or less.

SAVING AND EXCEPTING THEREOUT AND THEREFROM that parcel of land containing 4.267 acres, more or less, which was conveyed unto Clyde W. Brewer and wife, by deed dated March 10, 1965 and recorded in Liber 720, folio 41, one of the land records of Frederick County.

SUBJECT, HOWEVER, to a permanent easement or right of way twenty (20) feet in width for purpose of ingress and egress which was granted unto Clyde W. Brewer and wife, by deed dated April 15, 1965 and recorded in Liber 722, folio 222, one of the land records of Frederick County.

SUBJECT, HOWEVER, to a certain Agreement of Right of Way executed by and between Mamie M. Welty, widow, and Coleman Joseph Lidle, III, and Frances B. Lidle, his wife, dated December 3, 1969, and recorded in Liber 817, folio 35, one of the Land Records of Frederick County, Maryland.

BEING all and the same real estate conveyed unto Clarence A. Welty, Sr., by deed from Mamie M. Welty, in which the said Mamie M. Welty reserved a life interest, dated March 20, 1970, and recorded in Liber 821, folio 318, one of the Land Records of Frederick County, Maryland.

TOGETHER with the improvements thereon and all rights, ways, easements and appurtenances thereunto belonging or in anywise appertaining.

This property consists of 1-1/4 acres of land, more or less, improved with a log and frame seven room dwelling, space heater heated, hog pen and chicken house.

TERMS OF SALE — The above described properties will be offered separately. A deposit of 10 per cent of the purchase price in cash or check acceptable to Assignee will be required of the said purchaser at the time and place of sale and the balance of said purchase price to be paid upon ratification of the sale by the Circuit Court for Frederick County, Maryland. Taxes will be adjusted to the date of settlement and expenses of conveyancing will be paid by the purchaser. Assignee reserves the right to withdraw the herein described property from sale at any time.

H. REESE SHOEMAKER, JR.,
Assignee

EMMERT R. BOWLUS, Auctioneer
SHOEMAKER & SMITH
Solicitors for Assignee
124 North Court Street
Frederick, Maryland 21701
663-8100

ACKNOWLEDGEMENT OF PURCHASE

We, the undersigned, hereby agree (s)

to have purchased from H. Reese Shoemaker, Jr., Assignee in No. 24,968 Equity in the Circuit Court for Frederick County, the real estate described in the attached advertisement of public sale in accordance with the terms and conditions thereof, at and for the sum of Eight Thousand Five Hundred Dollars (\$16,500.00) of which the sum of Two Thousand Dollars (\$2000.00) is paid simultaneously with the execution hereof.

Dated:

Kenneth P. Shorb (SEAL)
Kenneth P. Shorb

_____ (SEAL)

Witness As To All:

Emmert R. Bowlus
Emmert R. Bowlus

Filed August 21, 1974